



# LOCAL COASTAL PROGRAM PLANNING GRANTS

## JOINT APPLICATION FORM

JULY 7, 2014

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### APPLICANT INFORMATION

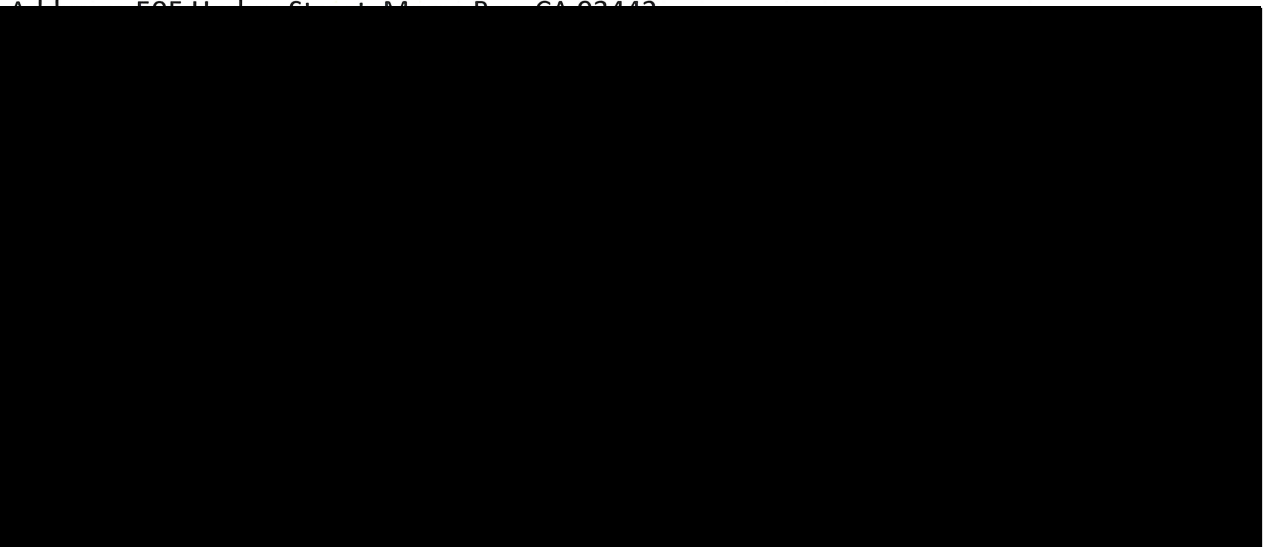
Indicate which grant programs you are applying for (can be one or both).

☐ OPC LCP Sea-Level Rise Grant

☒ Coastal Commission LCP Planning Grant

Applicant name (organization): City of Morro Bay

Address: 505 H Street, Morro Bay, CA 93442



### PROJECT INFORMATION

Title: The City of Morro Bay Local Coastal Program Update

LCP/ LCP Segment: Morro Bay

Project location: City / Geographic area: City of Morro Bay County: San Luis Obispo

Project timeline: Start date: March 2015 End date: March 2017

Amount of Grant Proposal: \$147,000

## MAPS AND PHOTOS

**Figure 1. City of Morro Bay Project Planning Area**



## APPLICATION MATERIALS

### 1. PROJECT DESCRIPTION:

#### a. Goals and Objectives:

The goal of the City of Morro Bay Local Coastal Program/General Plan update (project) is an efficient and consistent City-administered coastal zone development review process that promotes sustainable development, coastal access, and conservation of coastal resources consistent with the California Coastal Commission's priorities and the City's Goals of 2013.

The project's primary objective is to provide a Coastal Land Use Plan (LUP) and Coastal Implementation Plan (CIP), which will result in an effectively certified Local Coastal Program (LCP)

*Other Key Objectives Include:*

- Collaborate with the Coastal Commission as a partner in the LCP/GP update process.
- Develop an accurate inventory of existing coastal land uses and environmentally sensitive resources.
- Use the City's Sea-Level Rise Vulnerability Assessment project as a framework for completing a comprehensive climate change vulnerability assessment.
- Engage the community in the planning process, and enhance working relationships with stakeholders to support adoption and certification of the LCP update.

The City is committed to complete its update of the Local Coastal Program and General Plan within the next two to three years. The City Council's resolution in support of this application is provided in **Section 4**.

**Section b** (Approach) describes how the City will accomplish these objectives; **Section 2** (A Work Program and Schedule), below, presents the expected tasks and schedules associated with each objective.

#### b. Approach:

- **Task 1: Coastal Commission Engagement:** The City believes that early and regular interaction with the Commission is critical to project success. The City will participate in an initial meeting with its regional Commission contact to discuss the LCP/General Plan update. Initial meeting topics will include the scope and direction of the LCP update, boundary confirmation, primary coastal resources, specific planning issues, document format, and other issues that are important at the early stages of the project. The City intends to obtain Commission staff's early review and acceptance on the scope and

to have a thorough understanding of Commission priorities to ensure that the LCP document, as reviewed and forwarded to the Coastal Commission by the City Council, will not require extensive revision and/or recirculation. This initial meeting should also review the prior (1989) document and comments provided by the Commission on previous attempts to prepare and certify an LCP. Pending Commission staff availability, the City would also like to have a status check-in quarterly with the Commission to monitor progress and ensure project success. This will be an ongoing task throughout the life of the project.

- **Task 2: Intergovernmental Engagement and Coordination:** The City will identify key stakeholder agencies and engage them throughout the planning process. Coordination with the City's Harbor Department and the Morro Bay National Estuary Program is vital and the City is committed to maintaining an open and collaborative relationship with its partners to guide, innovate, and formulate solutions for the LCP/General Plan process that comply with the Coastal Act and respond to key issues identified by stakeholders and technical studies. The identified stakeholder agencies will be engaged throughout the project and will be requested by the City to give support to key LCP components at each project milestone. This will be an ongoing task throughout the project.
- **Task 3: Public Outreach and Engagement:** City staff will be assisted by a Community Advisory Committee that will consist of community stakeholders, strategic partners, and/or consultants, and will inform, consult, and engage the community in envisioning the future of Morro Bay's Coastal Zone, and identify policy solutions to current and future challenges. The Community Advisory Committee will advise the project team. Diverse sectors of the community will be involved to create a new community vision and prepare for new realities as a result of climate change.

Staff will convene engaging and interactive events to invite community feedback at mobile workshops, using games at farmers markets, open house events, community barbecues, and include interactive workshops or events, stakeholder focus groups and/or interviews, and a project website, in addition to public hearings and study sessions. This will be an ongoing task throughout the project.

- **Task 4: Sea-level Rise Vulnerability Assessment:** Prior to the development of the LCP update the City will prepare a sea-level rise vulnerability assessment to support the LCP and General Plan. The City will use the outcomes of the vulnerability assessment to identify a policy framework based on the concept of natural infrastructure and an informed approach to coastal wetlands, natural lands, and habitat management. The policy



framework, or the Sea-Level Rise Action Plan, will identify short-term implementable strategies as well as long-term goals, policies, and actions for integration into the LCP and General Plan update. Below are the sub-tasks related to the TASK 4 deliverable:

***Sub-task 1: Identify Existing Coastal Conditions.***

***Sub-task 2: Prepare an Inventory of Infrastructure and Systems Potentially Affected by SLR.***

***Sub-task 3: Identify Sea-Level Rise Scenarios and Model Cumulative Effects.***

***Sub-task 4: Analyze Sea-Level Rise Vulnerability.***

***Sub-task 5: Identify Adaptation Policy Framework.***

- **Task 5: Issues, Opportunities, and Constraints Study:** The City, with assistance from strategic partners and/or consultants, will update the inventory of current uses and sensitive habitats, and analyze future conditions of sea level rise and climate change impacts. This task involves updating the City's existing land use map and preparing technical studies to update baseline information for the LCP, including archaeology and cultural resources, climate change, hazards, environmentally sensitive areas, visual resources, commercial fishing and harbor resources, coastal agricultural uses, infrastructure, visitor-serving facilities, and beach/coastal access.

The resource-specific technical studies will inventory and assess current conditions, including a presentation of current and potential constraints and opportunities based on technical studies, staff input, and stakeholder engagement. Technical work will integrate the outcomes of the Sea-Level Rise Vulnerability Assessment, funded by the Ocean Protection Council. Task 5 relies on comprehensive analysis and a solutions-based approach, accounting for the estuary and natural resources that are outside of city limits but directly affect the city's ability to adapt to climate change impacts.

- **Task 6: Evaluation:** The City will prioritize the key issues facing Morro Bay and prepare a strategy for addressing issues in the LCP/General Plan. Current and future land uses will be evaluated, including rezone potentials at current infrastructure sites. The project team will prepare future scenarios for the community based on technical studies and stakeholder engagement. Public feedback will be obtained through the hands-on activities at mobile workshops and town hall meetings.
- **Task 7: Land Use Planning Documents:** The City, with assistance from strategic partners and/or consultants, will develop the new LCP in conjunction with the General Plan and in collaboration with the Coastal Commission. A key objective of this task is to establish a work program that

involves the Coastal Commission to provide early coordination of the review of the LCP before the City's adoption of the LCP as a component of the combined LCP/General Plan.

- **Task 8: Implementing Ordinances:** The City, with assistance from strategic partners and/or consultants, will prepare the implementing ordinances to be incorporated into the Coastal Implementation Plan (CIP) portion of the Local Coastal Program. The Coastal Commission will be engaged to support and provide clear direction for the implementing ordinances and updating procedures shall be used in accordance with the 2010 guidelines. Codes and standards will reflect the results of the technical studies, identifying areas that require new performance standards to mitigate climate change impacts. Standards may also provide thresholds that trigger the additional protection of areas expected to experience increasing vulnerability to climate change impacts.
- **Task 9: Final Documents:** The City, in coordination with the strategic partners and consultants, will solicit public review of the draft documents and vetting through the Community Advisory Committee, Planning Commission, and City Council.

The City will adopt the integrated LCP/General Plan and Zoning Ordinance as one complete package. The City's project team will prepare an implementation, monitoring, and reporting plan to track coastal indicators and the effectiveness of the plan in mitigating climate change impacts. In addition the City will complete the necessary California Environmental Quality Act (CEQA) processes and approvals.

- **Task 10: Project Management, Coordination and Grant Administration:** The City will coordinate essential project management tasks, including internal team check-ins, milestone reporting, and grant administration. This will be an ongoing task throughout the project.

**2. WORK PROGRAM AND SCHEDULE.*****SCHEDULE***Proposed starting date: March, 2015Estimated completion: March, 2017***WORK PROGRAM***

<b><i>Morro Bay Local Coastal Program Update</i></b>	<b><i>Complete Date: March 2017</i></b>
<b>Task 1. Coastal Commission Engagement</b>	
1.1 Kickoff meeting	Projected start/end dates: March 2015
1.2 Bimonthly meeting/check-ins	Projected start/end dates: March 2015/ January 2017
<b>Outcome/Deliverables:</b> Consistent project expectations; meeting agendas, notes, and action items.	Projected complete date: March, 2015; ongoing.
<b>Task 2. Intergovernmental Engagement and Coordination</b>	
2.1 Coordination with key stakeholder agencies	Projected start/end dates: March 2015/ Ongoing
2.1 Certification of LCP components	
<b>Outcome/Deliverables:</b> Monthly meetings and reports; early certification of LCP components throughout work process.	Projected complete date: March 2017
<b>Task 3. Public Outreach and Engagement</b>	
3.1 Convene Community Advisory Committee	Projected start/end dates: May 2015/ January 2016
3.2 Community workshops and events	Projected start/end dates: July 2015/ February 2016
<b>Outcome/Deliverables:</b> Input and prioritization from community decision-makers; meeting agendas, notes and action items; recorded feedback from public; directives from community advisory committee, other agencies and decision making bodies.	Projected complete date: January 2017
<b>Task 4. Sea-level Rise Vulnerability Assessment (funded with 13/14 SLR grant)</b>	
4.1 Identify existing coastal conditions	Projected start/end dates: September 2014/ February 2015
4.2 Prepare inventory of infrastructure and systems potentially affected by SLR	Projected start/end dates: October 2014/ April 2015
4.3 Identify sea-level rise scenarios and model cumulative effects	Projected start/end dates: January 2015/ July 2015
4.4 Analyze sea-level rise vulnerability	Projected start/end dates: February 2015/ December 2015
4.5 Identify adaptation policy framework	Projected start/end dates: June 2015/ February 2016

<b>Outcome/Deliverables:</b> Approved Sea-level rise adaptation analysis document.	Projected complete date: March 2016
<b>Task 5. Issues, Opportunities, and Constraints Study</b>	
5.1 Incorporate Sea-level Rise analysis	Projected start/end dates: July 2015/ January 2016
5.2 Technical background report	Projected start/end dates: July 2015 / February 2016
5.3 Update GIS layers	Projected start/end dates: July 2015/ February 2016
5.4 Conduct economic and market analysis	Projected start/end dates: August 2015 / March 2016
<b>Outcome/Deliverables:</b> Completed technical analysis and integrated SLR vulnerability assessment; background report; updated GIS; and economic analysis report	Projected complete date: March 2016
<b>Task 6. Evaluation</b>	
6.1 Develop priorities and recommendations	Projected start/end dates: January 2016 / May 2016
6.2 Create guiding principles and key policies	Projected start/end dates: January 2016 / May 2016
6.3 Identify controversial issues	Projected start/end dates: January 2016 / May 2016
6.4 Prioritize opportunities for a natural infrastructure approach to the estuary and climate change adaptation	Projected start/end dates: January 2016 / May 2016
<b>Outcome/Deliverables:</b> A strategy to develop the LCP/GP; a priorities and recommendations report; and guiding principles and key policies report.	<b>Projected complete date: May 2016</b>
<b>Task 7. Land Use Planning Documents</b>	
7.1 Develop land use alternatives	Projected start/end dates: April 2016 / June 2016.
7.2 Circulate draft CLUP for CC approval	Projected start/end dates: April 2016 / October 2016.
7.3 Prepare draft General Plan with CLUP	Projected start/end dates: April 2016 / December 2016.
<b>Outcome/Deliverables:</b> A draft LCP and General Plan; Land use alternatives; Certified LCP.	<b>Projected complete date: December 2016</b>
<b>Task 8. Implementing Ordinances</b>	
8.1 Develop and certify CIP	Projected start/end dates: June 2016/ January 2017
8.2 Develop new Zoning Ordinance	Projected start/end dates: July 2016/ January 2017
8.3 Create Permit Processing Guide	Projected start/end dates: August 2016/ January 2017



<b>Outcome/Deliverables:</b> A completed zoning ordinance and monitoring plan; draft CIP; permit processing guide; codes addressing existing uses and anticipated vulnerabilities; new tools to identify and mitigate future SLR impacts; and land use designations that buffer city from SLR impacts	<b>Projected complete date:</b> <b>January 2017</b>
<b>Task 9. Final Documents</b>	
9.1 Final LCP/General Plan	Projected start/end dates: January 2017./ March 2017
9.2 Final CIP and Zoning Ordinance	Projected start/end dates: January./ March 2017
9.3 Implementation, Monitoring and Reporting Plan	Projected start/end dates: January/ March 2017
<b>Outcome/Deliverables:</b> Adopted LCP/General Plan and Zoning Ordinance; ongoing program to monitor the City's effectiveness in responding to SLR.	<b>Projected complete date:</b> <b>March 2017</b>
<b>Task 10. Project Management, Coordination and Grant Administration</b>	
10.1 Project Management	Projected start/end dates: March 2015./ March 2017.
10.2 Project/Grant Administration	Projected start/end dates: March 2015/ March 2017.
<b>Outcome/Deliverables:</b> Quarterly and annual grant reports consistent with Coastal Commission grant administration procedures.	<b>Projected complete date:</b> <b>March 2017</b>
Quarterly and annual grant reports consistent with Coastal Commission grant administration procedures.	Quarterly/Annually

**BENCHMARK SCHEDULE**

ACTIVITY	COMPLETION DATE
Monthly reports	Monthly
Kickoff meeting agenda and summary	April 2015
Meeting summaries	February 2017
Outreach approach (memo)	May 2015
Workshop/event summaries	December 2016
Report on community and stakeholder input	January 2017
Technical background report	August 2016
GIS database layers	August 2016
Priorities and recommendations report	November 2015
Guiding principles and key policies report	January 2016
Admin draft land use alternatives	January 2016
Public draft land use alternatives	February 2016
Admin draft Land Use Plan of the LCP/General Plan	April 2016
Public draft Land Use Plan of the LCP/General Plan	June 2016
Admin draft CIP	September 2016
Admin draft Zoning Ordinance	September 2016
Public draft CIP	November 2016
Public draft Zoning Ordinance	November 2016
Permit Processing Guide	January 2017
Draft final LCP/General Plan	January 2017
Draft final CIP and Zoning Ordinance	January 2017
Final CIP and Zoning Ordinance	February 2017
Draft Implementation, Monitoring, and Reporting Plan	February 2017
Final Implementation, Monitoring, and Reporting Plan	March 2017

**3. BUDGET:****APPLICATION BUDGET INFORMATION****Funding Request: \$140,000****Total Project Cost: \$640,000**

If multiple funding sources are being used, in the funding sources matrix below, list the major tasks of the proposed project and indicate the estimated cost of each, including the source of funding for each task. These tasks should correlate with your overall Work Program. An example follows the matrix. Note that in-kind services are covered separately below.

**PROJECT FUNDING SOURCES (INSERT ADDITIONAL COLUMNS AS NEEDED)**

Double-click on table to edit in Excel.

Task Number	Task Name	Total Cost	Allocation of total cost among all funding sources			
			Applicant's Funding (committed)	LCP Grant Funding	OPC SLR Grant Funding (secured)	In-Kind (committed)
1	CCC Engagement	\$ 10,000	\$ 2,000	\$ 2,000	\$ -	\$ 6,000
2	Intergovernmental Coordination	\$ 15,500	\$ 2,500	\$ 7,000	\$ -	\$ 6,000
3	Public Engagement	\$ 58,000	\$ 25,500	\$ 25,000	\$ -	\$ 7,500
4	SLR Assessment	\$ 393,160	\$ 76,000	\$ -	\$ 250,000	\$ 67,160
5	Opportunities & Constraints	\$ 33,000	\$ 4,000	\$ 25,000	\$ -	\$ 4,000
6	Evaluation	\$ 21,890	\$ 4,650	\$ 15,000	\$ -	\$ 2,240
7	LU Planning Docs	\$ 28,500	\$ 4,000	\$ 21,000	\$ -	\$ 3,500
8	Implementing Ordinances	\$ 35,000	\$ 4,000	\$ 28,000	\$ -	\$ 3,000
9	Final Documents	\$ 29,000	\$ 4,000	\$ 16,000	\$ -	\$ 9,000
10	Project Management	\$ 15,950	\$ 4,950	\$ 8,000	\$ -	\$ 3,000
<b>TOTAL</b>		<b>\$ 640,000</b>	<b>\$131,600</b>	<b>\$147,000</b>	<b>\$250,000</b>	<b>\$111,400</b>

**Total In-kind Services: \$111,242**

In-kind contribution identified in the budget include previously committed services (\$67,160) related to the SLR adaptation grant as well as newly identified services to complete the project proposed in this application. Services or contributions include staff time, volunteer time and materials contributed to the project.

**BUDGET SUMMARY****Grant Application Budget Form**

Please use the following form to fill in your estimated budget. Double click on the table to open in excel. Fill in the fields shaded in blue.

	Applicant's Funding	CCC Grant Funding	OPC Grant Funding	Other Funds
<b>Personnel</b>				
Salaries and wages <sup>1</sup>	\$ 111,400.00			
Benefits <sup>2</sup>				
<b>Total Personnel</b>	\$ 111,400.00	\$ -	\$ -	\$ -
<b>Consultants<sup>3</sup></b>				
Subcontractor A	\$ 76,000.00	\$ -	\$ 250,000.00	
Subcontractor B (etc.)	\$ 46,600.00	\$ 140,000.00		
<b>Total Consultants</b>	\$ 122,600.00	\$ 140,000.00	\$ 250,000.00	\$ -
<b>Operating Expenses</b>				
Postage/Shipping				
Supplies/Materials <sup>4</sup>	\$ 6,000.00	\$ 2,000.00		
Travel <sup>5</sup>	\$ 3,000.00	\$ 5,000.00		
Indirect Costs				
<b>Total Operating Expenses</b>	\$ 9,000.00	\$ 7,000.00	\$ -	\$ -
<b>Total Budget</b>	\$ 243,000.00	\$ 147,000.00	\$ 250,000.00	\$ -

**4. RESOLUTION:**

<sup>1</sup> Attachment E is an explanation of rate(s) and hours for each position for which funds are being requested.

<sup>2</sup> Amount requested for benefits not to exceed 40% of amount requested for salary or wage.

<sup>3</sup> All subcontractors must be selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders.

<sup>4</sup> Attachment F is a list of the planned major supplies and materials and expected costs.

<sup>5</sup> Travel reimbursement rates are the same as similarly situated state employees.

<sup>6</sup> Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it.



**RESOLUTION NO. 44-14**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MORRO BAY, CALIFORNIA  
APPROVING THE COORDINATED GRANT APPLICATIONS FOR BOTH THE  
COASTAL COMMISSION LCP GRANT PROGRAM AND THE  
OCEAN PROTECTION COUNCIL LCP SEA LEVEL RISE GRANT PROGRAM**

**THE CITY COUNCIL  
City of Morro Bay, California**

**WHEREAS**, the Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission and \$1.2 million for Ocean Protection Council grants in FY 14-15 to local governments to support Local Coastal Program (LCP) planning; and

**WHEREAS**, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

**WHEREAS**, the California Ocean Protection Council, under the authority of the Ocean Protection Act, approved a competitive grant program to provide financial assistance for local and regional vulnerability assessments and updates to LCPs and other Coastal Act authorized plans to address sea-level rise, coastal hazards and other climate change-related impacts; and

**WHEREAS**, local governments responsible for developing and amending LCPs under the California Coastal Act are eligible to apply for both the Coastal Commission LCP Grant Program and the Ocean Protection Council LCP Sea Level Rise Grant Program; and

**WHEREAS**, the goal of the grant programs are to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change and sea level rise; and

**WHEREAS**, grant proposals submitted under these grant programs must complete land use plans and/or zoning work to either achieve submittal for certification of a LCP or of an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise; and

**WHEREAS**, the City of Morro Bay has an effectively certified LCP; and

**WHEREAS**, the City of Morro Bay desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission an Amendment to update the LCP in whole; and

**WHEREAS**, the City of Morro Bay, recognizing the problems and issues associated with climate change identified in the application summary, desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an LCP Amendment, that would address such impacts; and

**WHEREAS**, the City Council has reviewed a summary of the proposed projects for the Coastal Commission and Ocean Protection Council grant applications (Attached as Exhibit A); and

**WHEREAS**, the City of Morro Bay commits to and agrees to fully support a planning effort intended to update a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff, the State Coastal Conservancy and the Ocean Protection Council in undertaking the project, if approved.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Morro Bay as follows:


1. Staff is directed to submit the grant application package to:
  - a. the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$147,000 to fund the project more particularly described in the grant application package; and
  - b. the Ocean Protection Council to provide financial and planning assistance, under authority of the Ocean Protection Act, in the amount of \$270,000 to fund the project more particularly described in the grant application package.
2. The Public Services Director is authorized to execute all necessary applications, contracts, agreements and amendments to implement and carry out the grant application package and any project authorized by the grant application.

**PASSED AND ADOPTED** by the Morro Bay City Council at a regular meeting held on this 24th day of June, 2014 by the following vote:

AYES:	Irons, C. Johnson, N. Johnson, Leage, Smukler
NOES:	None
ABSENT:	None
ABSTAIN:	None

  
JAMIE L. IRONS, Mayor

ATTEST:

  
JAMIE BOUCHER, City Clerk

## **SUPPLEMENTAL FORM A – COASTAL COMMISSION LCP GRANT PROGRAM**

### **Adopted Priorities and Criteria**

#### **1. Public Benefit/Significance:**

The City's ability to maintain its coastal access and tourist-serving amenities is also critical to the regional economy. A Morro Bay that understands its vulnerability to climate change and is able to adapt in a comprehensive way through long-term policy tools is a city that can contribute to the regional economy, maintain a key regional coastal access destination, preserve and enhance biological communities in the city and affected by conditions in the city, and enhance the living conditions for its residents in a variety of future climate conditions. Morro Bay and its surrounding environs are interdependent. From the estuary to commercial fisheries, from coastal wastewater treatment plants to agriculture on the eastern hills, a successful General Plan/LCP update will need to consider a wide range of coastal issues. Due to the numerous coastal issues in Morro Bay, most coastal communities in the state will be able to use Morro Bay as an example and benefit from the outcomes of this project. Key significance factors and benefits are summarized below.

- ***Address issues of statewide significance.*** The City of Morro Bay's land use, development, and infrastructure decisions directly affect not only the local community and region, but also on the statewide community via the impact on the Morro Bay estuary, one of the last surviving of its kind in California. In 2007, the Central Coast Region was the first of five statewide study areas to complete the Marine Life Protection Act planning and implementation process. This process began a network of statewide marine protected areas, which includes Morro Bay. The LCP update will take into account this effort and its outcomes.
- ***Support protection of and strengthen the adaptive capacity of the Morro Bay Estuary.*** Much of the city's shoreline abuts Morro Bay, which is a 2,300-acre national estuary. The current LCP was certified in 1984. New technical studies and updates to LCP maps will allow the City to better inventory sensitive resources. Existing maps are outdated and do not accurately identify coastal resources at the parcel level, while standards seek only to avoid sensitive resources rather than improve them. New strategies in the LCP/General Plan will also enhance sensitive habitats and improve the health of the estuary. The city's sustained health is dependent on a thriving natural ecosystem that buffers land uses from sea level rise and climate change impacts. Collaborating with the Morro Bay National Estuary Program, the City will seek to create a symbiotic relationship between the LCP and

estuary programs and policies to sustain coastal and estuary resources that enhance the city's adaptive capacity from the impacts of climate change, notably potential impacts from sea level rise.

- ***Enhance coastal access.*** Re-zonings will transition existing industrial uses to recreation and visitor-serving uses and coastal activities, allowing for expansion of coastal access and recreational amenities. The planning areas in the existing LCP have changed since adoption of the LCP, including infill development and provision of new opportunities for coastal access, notably the addition of non-motorized transportation facilities. In addition, key industrial and public works uses are anticipated to transition to new uses that should be evaluated in the LCP update.
- ***Provide resources for other jurisdictions.*** The City seeks to create a comprehensive approach to land use planning that will be a model for other jurisdictions. The monitoring plan for the LCP/General Plan will provide a new tool for ongoing assessment of climate change vulnerability and adaptation that will provide a model to other jurisdictions. The City will also create dynamic land use models that allow for evolving responses to climate change vulnerabilities as they arise, providing a new pilot approach to land use

## **2. Relative Need for LCP Update/Extent of Update:**

- The current LCP was certified in 1984. Due to the significant age of the documents, the City's existing General Plan and LCP miss key opportunities for consistency with coastal guidance. The LCP and General Plan currently constrain rather than encourage long-term decisions to increase the resiliency and adaptive capacity of the city and its resources. Furthermore, the Coastal Zone land use maps have limited utility and an implementing code that is not aligned with current best practices or requirements. Sensitive resources have evolved in the last 20 years. Changes to the estuary are not documented in the LCP. Key coastal-dependent land uses have changed. It is vital that the City inventory and assess existing resources, and this project allows a crucial first step to adequately protect those resources.
- In 2004, the City attempted to combine the LCP with the General Plan in an update that sought to combine and streamline the two documents. The combined document was adopted by the City Council, but not certified by the Coastal Commission. The City has again started working toward a true comprehensive General Plan and LCP update and has been meeting quarterly with Coastal Commission staff during the process. Although the City is committed to the update, funding and staffing restrictions have thwarted efforts to proceed expeditiously with the update efforts.
- The City is most efficient when its planning tools work in concert with state, county, or regional plans, regional conservation plans, the state's adaptation strategy, the City's



forthcoming Climate Action Plan (CAP), conservation plans, watershed management plans, and storm-water management plans. By simultaneously understanding vulnerability, creating an adaptation framework, and fostering the update of the General Plan and LCP, this project would allow consistency within and across plans, something the City has been attempting to achieve for the last decade.

### 3. Addressing the Effects of Climate Change:

- The city is a primary point of regional coastal access and is home to extended stretches of shoreline, a commercial fishing industry, an active harbor, recreational and tourist-serving coastal amenities, environmentally sensitive habitat areas, and Morro Bay State Park. The city contains sensitive infrastructure, including the harbor, the Dynegy-operated power plant (which is now in non-operation), and the Morro Bay-Cayucos Wastewater Treatment Plant (which is currently in the process of relocation). The city is also adjacent to the Morro Estuary Natural Preserve and the Morro Bay National Marine Recreational Management Area as well as to agricultural land to the north and east. Although the city is small, the significant influx of visitors and recreational users, combined with the sensitive nature of its surroundings, make the city vulnerable to climate change related impacts that could result from potentially inconsistent and outdated planning documents.
- The City is committed to addressing the effects of climate change, as well as reducing its contribution to it. This project would allow the City to integrate the funded by the Ocean Protection Council, as identified in Section 3 (Budget). **Sea-Level Rise Vulnerability Assessment** recommendations will be incorporated into the General Plan and LCP update and will equip the City to prepare for future sea level rise. The Sea-Level Rise Vulnerability Assessment will be used as a framework to complete a Coastal Zone climate change vulnerability assessment that will consider climate change exposures such as wildfire, extreme weather and heat wave increases, and extreme heat days. The anticipated effects of sea level rise on the existing wastewater treatment plant, in particular, highlight the importance of this project. The City is currently evaluating relocation of the plant to avoid near- and long-term impacts of sea level rise that are projected to occur at the plant's current location. To ensure long-term protection of City assets, the City intends to rezone the parcel currently supporting the plant from Light Industrial to Visitor Serving Commercial. Other rezones may be conducted to protect other sensitive sites identified through the mapping process. The City expects many sites to be vulnerable to the impacts of sea level rise and will seek to identify criteria for appropriate uses or, as appropriate, mitigation and retreat. Rezones will allow the City to expand coastal access while relocating sensitive resources. Future land uses will also be considered and evaluated in light of future sea level rise scenarios. Using the results of the Sea-Level Rise Vulnerability Assessment, the LCP will prioritize the protection of natural resources utilizing natural land forms in lieu of armoring man-made facilities. This will allow the City to implement hazard avoidance policies that would protect coastal resources and also minimize and reduce encroachment into coastal habitats.

- The LCP/General Plan update is also an opportunity to integrate the City's forthcoming **CAP**, a strategic document that identifies methods for the City to reduce greenhouse gas emissions from activity within the community. Strategies in the CAP will address land use, alternative transportation, energy efficiency, waste reduction, and water conservation. These strategies will be analyzed in the background report and provide resources to develop new land use policies that minimize the city's contribution to climate change.

#### **4. Likelihood of Success/Effectiveness:**

Below are the planning process, steps and mechanisms for coordination with the Coastal Commission staff and the public, and how this grant will advance that process:

- i. The City is fully committed to a successful LCP update in full partnership with the Coastal Commission. The Coastal Commission will be engaged as a key collaborator empowered to work with the City for development of the LCP/General Plan. Additionally, the Coastal Commission will be given an early opportunity to review and collaborate with City staff on all parts of the LCP update before the final documents are brought forward for adoption.
- ii. City leadership has committed to a comprehensive update of the LCP to achieve real, lasting change for the City. The City Council adopted the LCP update as the third highest priority for the City in 2013 (see **Attachment B**). This public commitment of City leadership demonstrates the City's intent to complete the LCP effectively and successfully. The primary technical tasks for this project will be accomplished with funding from the Ocean Protection Council. The support for this project is high, not only locally, but regionally as well with great support from the SLO Council of Governments as well as the Air Pollution Control District. This grant request is necessary to update the LCP and enter into a new era of successful partnership with the Coastal Commission.
- iii. Leveraging \$250,000 in awarded grant funding from the Ocean Protection Council, the City is equipped to conduct the necessary technical studies and fully understand the impacts of sea level rise on current and future scenarios. This outside funding bolsters the City's capacity to successfully complete a new adaptive strategy for land use.
- iv. The project will also be characterized by public outreach and extensive coordination with the Coastal Commission, neighboring jurisdictions, and stakeholders such as the Morro Bay National Estuary Program (see letters of support in **Attachment C**).
- v. The City is committed to meaningful and collaborative partnerships to fully understand existing conditions so as to achieve a new vision for the city. The City benefits from much of the early work already initiated by key stakeholders, including the USEPA's CREAT pilot project for the Morro Bay National Estuary

#### **5. Workload and Permit Streamlining:**

- This project is invaluable in the City's efforts to create a more efficient and streamlined permitting and post-certification process. It is difficult presently to efficiently and

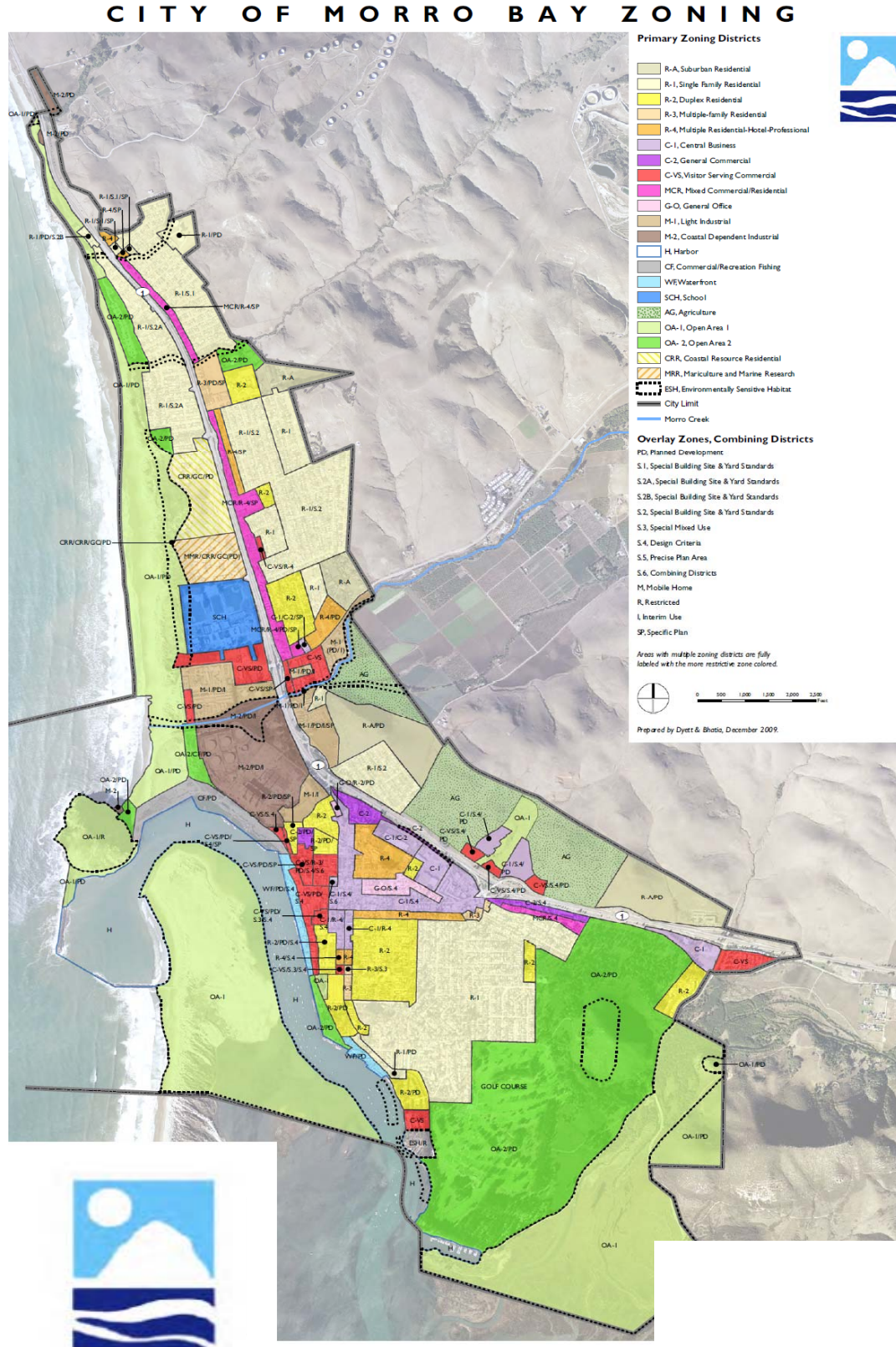
effectively approve new Coastal Development Permits due to inconsistencies and old data contained in the General Plan, Zoning Ordinance, and LCP.

- Updating the LCP will achieve streamlined permit processing by providing a transparent framework and new regulations based on current trends and updated technical data that will ensure processing is consistent with the Coastal Act. The existing LCP is dated and does not provide clarity for many project applicants, which leads to uncertainty and often delays in the Coastal Development Permit review and approval process. This creates additional labor for both City staff and the Coastal Commission, requiring extensive revisions to applications submitted to the City. By updating LCP policies to reflect new guidance and land use issues, City staff and the Coastal Commission can reduce the staff time necessary to analyze projects and process permits. This approach allows the City and the Coastal Commission to partner together and work toward a fully vetted and unified vision for the city and the coastal resources of Morro Bay.
- The project will allow for adoption of a new LCP/General Plan consistent with LCP priorities, equipping the City to approve development in strategic locations that mitigates impacts on coastal resources. The proposed planning documents will emphasize and encourage the provision of resources and infrastructure to ensure the most efficient land development patterns. Essential utilities and services, including transit facilities, as well as walking and biking, will be highly emphasized

#### **6. Project Integration/Leverage/Matching Funds:**

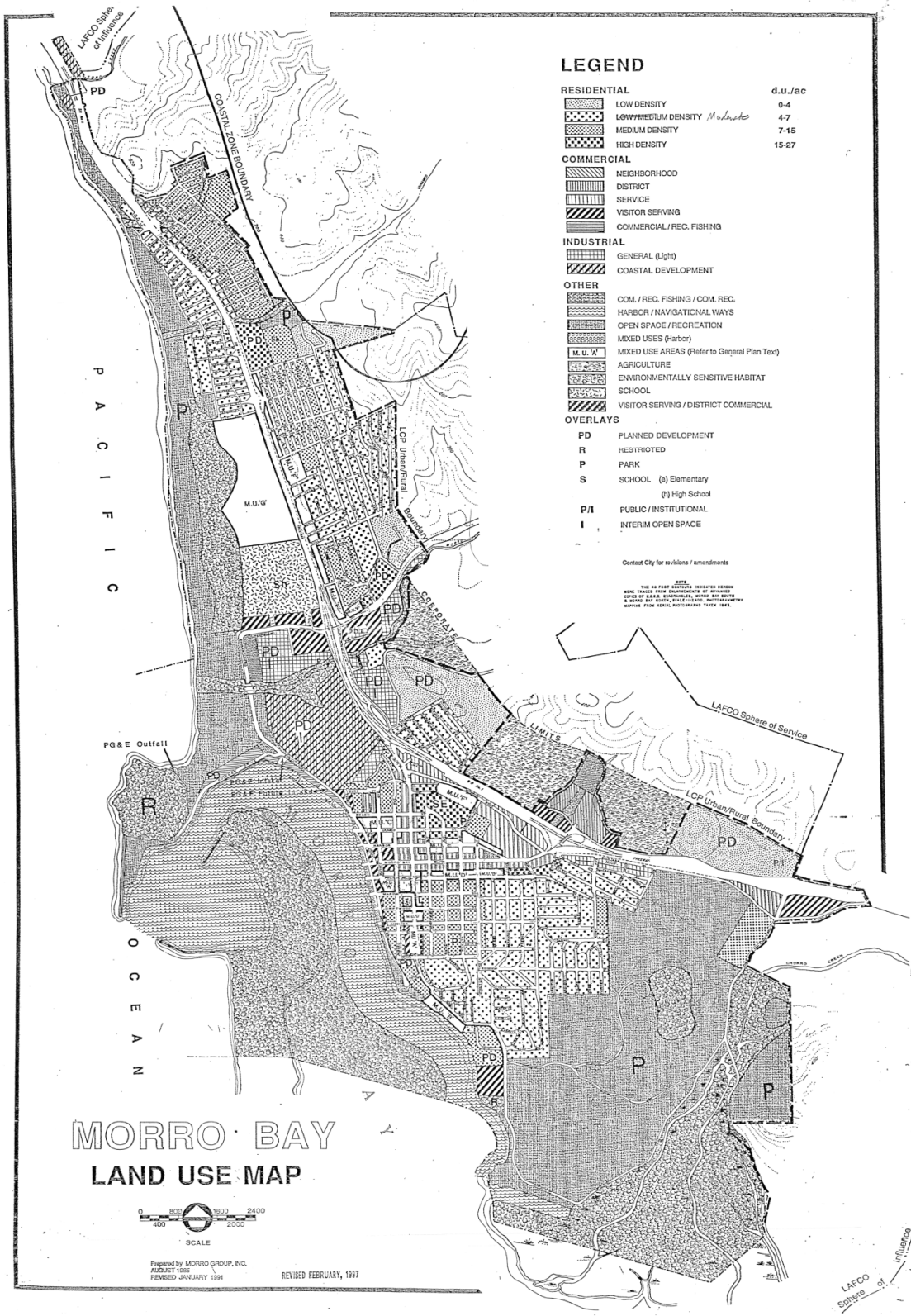
- The City has leveraged over **\$250,000** with a grant from the Ocean Protection Council for a Sea-Level Rise Vulnerability Assessment. In addition to providing funding for completion of the vulnerability assessment, the grant will allow the City to create a policy framework to address sea level rise. A focus of the project will be natural infrastructure and an educated approach to coastal wetlands, natural lands, and habitat management. Additionally the City is already committed to leverage approximately \$76,000 in funding and \$67,000 in in-kind services. The City will also provide in-kind staff time and fund consultant resources for several key tasks and the production of outreach materials.
- The City Council and City leadership are fully committed to this project in order to provide long-term, lasting change for the city. The City is committed to fund the General Plan update separately with General Fund money concurrently with this project. Leveraged City funds will support the LCP only. A summary of the City's leveraged funding sources is provided in Section 3 (Budget).

# ATTACHMENT A: LAND USE AND ZONING MAPS OF THE CITY OF MORRO BAY





# CITY OF MORRO BAY OFFICIAL LAND USE MAP



## ATTACHMENT B: MORRO BAY 2013 CITY COUNCIL GOAL #3

### City of Morro Bay 2013 Goal Setting Workshop Major City Goal – Outline Goal 3

1. **Objective** - Update Plans for Current and Future Land Use Needs
2. **Brief Discussion** - Develop a strategy and the resources to complete an update of the General Plan and Local Coastal Plan (GP/LCP).
  - a. **Key factors driving the need:** The General Plan was adopted in 1988 and has had a number of minor revisions in the subsequent years. The Local Coastal Plan was approved in 1983 and was last amended in 1994 to include a revised Water Management Plan.
  - b. **What's been accomplished:** Over the past 4 years, a sub-committee has worked on updating several of the elements in the General Plan, this task has proved to be a significant drain on existing staff time and resources. Due to the complexity of the topic, there are several of the elements that will not be able to be done in-house such as the circulation element. Last year, staff applied for a grant for funds to have a consultant perform the update, unfortunately, the City was not successful in receiving a grant award. A grant submission is currently being prepared for this year's round of funding. Additionally, staff will continue to work in house to process amendments and revisions to the GP/LCP as resources are available\ and is in the process of seeking outside clerical help to facilitate this process.
  - c. **Challenges/obstacles:** Funding, staff resources
  - d. **Stakeholders:** Morro Bay residents and visitors, City staff, business owners
  - e. **Key assumptions:** While the project can be done in a piecemeal fashion, it is unlikely this approach will be successful and timely in terms of the entire document.
  - f. **Opportunities:** Community support.
3. **Action plan**

Key tasks	Schedule	Measurable milestones	Status
a. Complete the application for grant funding		Completed grant document	
b. Discuss adding 20 hours of staffing to begin the update in-house (long range planning) or contract for project	July 2013		
c. Search for alternative grants	Ongoing		
d. Establish quarterly meeting with the California Coastal Commission to discuss current projects including the GP/LCP update, strategies and review options	April, July, Oct, Jan.	Confirmed meetings	
e. Updating Circulation Element to include Complete Streets Initiative			
f. Develop work plan for the update of the General Plan and the LCP			
4. **Responsible department** – Administration, Public Services
5. **Estimated financial and staff resources** – Staff is seeking a grant for the entire project which is estimated at approximately \$900,000. Alternative approach would be to augment staffing levels at the Public Services Department to begin work in-house with a long range planner.
6. **Desired outcome and community benefit** - an updated and usable document that will help guide the future of the Morro Bay Community.

3

Source: City of Morro Bay 2013. Goal Setting Workshop. [http://www.morro-bay.ca.us/documents/17/Goals%202013%20Outlines%20Council%20Adopted%20042313\\_201305081526369532.pdf](http://www.morro-bay.ca.us/documents/17/Goals%202013%20Outlines%20Council%20Adopted%20042313_201305081526369532.pdf)

## ATTACHMENT D: LETTERS OF SUPPORT

STATE CAPITOL  
P.O. BOX 942949  
SACRAMENTO, CA 94249-0035  
(916) 319-2035  
FAX (916) 319-2135

DISTRICT OFFICE  
1150 OROS STREET SUITE 207  
SAN LUIS OBISPO, CA 93401  
(805) 549-3381  
FAX (805) 549-3400



COMMITTEES  
CHAIR: LOCAL GOVERNMENT  
VICE CHAIR: ACCOUNTABILITY  
AND ADMINISTRATIVE REVIEW  
BANKING AND FINANCE  
TRANSPORTATION

JOINT COMMITTEES  
LEGISLATIVE AUDIT

November 15, 2013

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL  
PROGRAM PLANNING GRANT APPLICATION**

Dear Honored Members of the California Coastal Commission:

As the State Assemblyman for the 35<sup>th</sup> District I am pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and, ultimately, implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

I know the City of Morro Bay is well-prepared to build upon recent and evolving efforts to address climate change impacts and I am in support of this important work in my region.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Khatchik H. Achadjian".

Khatchik H. "Katcho" Achadjian  
35<sup>th</sup> Assembly District

*Printed on Recycled Paper*





CONNECTING COMMUNITIES  
ARROYO GRANDE | ATASCADERO | GROVER BEACH  
MORRO BAY | PASO ROBLES | PISMO BEACH  
SAN LUIS OBISPO | SAN LUIS OBISPO COUNTY

June 30, 2014

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY GRANT APPLICATION FOR LOCAL COASTAL PROGRAM (LCP)**

Dear Members of the California Coastal Commission:

The San Luis Obispo County Council of Governments (SLOCOG) would like to express our strong support for the City of Morro Bay's application for a Local Coastal Program Grant. We understand the City is applying for funds to update their Local Coastal Plan (LCP) which will include new information regarding climate change impacts, specifically sea level rise. SLOCOG serves as the San Luis Obispo County Metropolitan Planning Organization (MPO), charged with developing a Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS). As such we are pleased at the City's efforts to pursue a grant to update their LCP which will be used for input into the next update of the RTP-SCS.

Additionally, as the LCP has not been updated since 1982, the update will improve intergovernmental coordination between SLOCOG and the City as well as improved transportation project delivery. The latest in modeling and scientific data on climate change and sea level rise available today could greatly benefit a city like Morro Bay which is almost entirely located within the coastal zone. Protection of coastal resources and coastal planning is a great priority for the City as well as SLOCOG, as the Route 1 San Luis Obispo North Coast Scenic Byway Organization.

For SLOCOG, whose central purpose is to examine common regional problems and suggest solutions, we are pleased that Morro Bay is seeking to address climate change through its Local Coastal Plan. The City's objectives for its LCP update are consistent and in support of regional and state objectives for protecting coastal and natural resources.

SLOCOG supports the City's commitment to this important work in our region and urge to fund their application.

Sincerely,

Ron DeCarli, Executive Director



Air Pollution Control District  
San Luis Obispo County

July 7, 2014

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 941 05-2219

Subject: Letter of Support for the City of Morro Bay Local Coastal Program Planning Grant Application

Dear Honored Members of the California Coastal Commission:

The San Luis Obispo County Air Pollution Control District (SLO County APCD) is pleased to support the City of Morro Bay's application for the Local Coastal Program (LCP) Planning Grant that supports local coastal planning efforts to update existing certified Local Coastal Programs.

I understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great, as staff will identify opportunities to engage partners early in the planning process to work toward timely development, review and implementation of the updated LCP.

Small coastal cities, such as Morro Bay, are vulnerable to many impacts associated with climate change and increased air pollution levels, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

The SLO County APCD supports the City's commitment to developing a vision for the community and coastal resources of Morro Bay. We are in full support of this important work in our region and look forward to seeing this work accomplished.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aeron Arlin Genet", is written over a horizontal line.

Aeron Arlin Genet

Manager, SLO County APCD Planning and Outreach Division



June 4, 2014

California Coastal Commission  
45 Fremont Street  
San Francisco, CA 94105-2219

**Re: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL  
PROGRAM PLANNING GRANT APPLICATION**

Dear Members of the California Coastal Commission:

The Morro Bay Community Quota Fund is pleased to support the City of Morro Bay's application for the Local Coastal Planning Grant to update existing certified Local Coastal Programs (LCP's). I understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

It is encouraging the City is seeking funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development and recreation. The likelihood of success and effectiveness is great as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review and ultimately implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the City's outdated and inconsistent LCP, indicate that Morro Bay is in need of additional funding to support these efforts.

The City is well-prepared to build upon recent and evolving efforts to address climate change impacts and this is important work.

Sincerely,

Rob Seitz, President  
Morro Bay Community Quota Fund



## BOARD OF SUPERVISORS

1055 MONTEREY, ROOM D430 • SAN LUIS OBISPO, CALIFORNIA 93408-1003 • 805.781.5450



**BRUCE GIBSON**  
SUPERVISOR DISTRICT TWO

June 5, 2014

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL  
PROGRAM PLANNING GRANT APPLICATION**

Dear Members of the California Coastal Commission:

I am pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant, which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand the City is requesting funding to update their LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding, as this update of their LCP will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great, as staff will identify opportunities for support from partners early in the planning process and work toward timely development, review, and, implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

I know the City of Morro Bay is well-prepared to build upon recent and evolving efforts to address climate change impacts and I am in support of this important work in my region.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,

BRUCE GIBSON  
Chair, Board of Supervisors  
County of San Luis Obispo

LOIS CAPPS  
24TH DISTRICT, CALIFORNIA

2231 RAYBURN HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515-0524  
(202) 225-3601  
www.capps.house.gov

COMMITTEE ON  
ENERGY AND COMMERCE



**Congress of the United States**

**House of Representatives** November 20, 2013

☐ DISTRICT OFFICES:  
1411 MARSH STREET, SUITE 205  
SAN LUIS OBISPO, CA 93401  
(805) 546-8348  
  
☐ 301 EAST CARRILLO STREET, SUITE A  
SANTA BARBARA, CA 93101  
(805) 730-1710  
  
☐ 1101 SOUTH BROADWAY, SUITE A  
SANTA MARIA, CA 93454  
(805) 349-3832

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

**RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL  
PROGRAM PLANNING GRANT APPLICATION**

Dear Honored Members of the California Coastal Commission:

I am pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand the City is requesting funding to update the LCP to reflect new information and changed conditions, especially in light of sea-level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding to update the LCP which will effectively maximize public benefit of the coast, coastal dependent development, and recreation. The likelihood of success and effectiveness is great as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and, ultimately, implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many impacts associated with climate change, but have limited funding to support adaptation projects intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, indicate that Morro Bay is in great need of additional funding to support these planned adaptation efforts.

I know the City of Morro Bay is well-prepared to build upon recent and evolving efforts to address climate change impacts and I am in support of this important work in my Congressional District.

Thank you very much for your consideration of this important matter. It is without hesitation that I recommend fair consideration of this grant application consistent with all relevant rules and procedures.

Sincerely,

**LOIS CAPPS**  
**Member of Congress**

PRINTED ON RECYCLED PAPER





November 20, 2013

California Coastal Commission  
45 Fremont, Suite 2000  
San Francisco, CA 94105-2219

*RE: LETTER OF SUPPORT FOR THE CITY OF MORRO BAY LOCAL COASTAL PROGRAM  
PLANNING GRANT APPLICATION*

Dear Honored Members of the California Coastal Commission:

I am writing you to express the National Estuary Program's support for the City of Morro Bay's application for a Local Coastal Planning Grant.

The Morro Bay National Estuary Program is one of 28 National Estuary Programs around the country working to safeguard and improve the health of some of our nation's most important coastal waters. Our program makes progress by fostering collaboration at a watershed-level, bringing local government, citizens, landowners, non-profits, and other government entities together to protect and restore Morro Bay.

The Morro Bay National Estuary Program was designated a state estuary in 1994 and an "estuary of national significance" by the Environmental Protection Agency in 1995 as a result of a tireless community-based effort to protect this precious resource. Protection of the bay and planning for protection of our coastal resources is vitally important to us. Every Estuary Program has a management plan that dictates the direction of its work. Our plan specifically calls for the encouragement of local entities to develop and implement Climate Action Plans, as well as educating citizens about solutions and alternatives to address climate change impacts.

We understand the City intends to apply for funding to update their certified Local Coastal Plan (LCP) which has not been updated since 1982. It is important that the City have adequate resources to assist it in planning for public access, coastal development, and coastal resource protection in the face of climate change.

The City's objectives for its LCP update are consistent with the goals of our program and our management plan, and we support the City's commitment to protect our bay and coastal resources.

Sincerely,

A handwritten signature in cursive script, appearing to read "Adrienne Harris".

Adrienne Harris  
Executive Director

**ATTACHMENT E: SUMMARY OF IN-KIND LABOR RATES AND HOURS FOR CITY STAFF TIME**

<b>Staff Rate Assumptions</b>	<b>Hourly Rates</b>	<b>Total Project Hours</b>	<b>Total Staff Labor Cost</b>
Public Services Director	\$119.00	82	\$9,758
Planning Manager	\$77.00	331	\$25,487
Capital Projects Manager	\$68.00	16	\$1,088
Associate Civil Engineer	\$63.00	12	\$756
Associate Planner	\$53.00	141	\$7,473
<b>Total</b>		<b>582</b>	<b>\$44,562</b>

**ATTACHMENT F: LIST OF MAJOR SUPPLIES AND MATERIALS**

<b>Supply/Material</b>	<b>Cost</b>	<b>Assumptions</b>
Workshop and event boards	\$6,600	<p>Anticipated cost of \$6,000 for printing poster boards. Cost assumes at an average of \$200 per board, with 10 boards produced for each event. Boards will be developed for information generated during three work phases and will be reused throughout the project in Tasks 4–5, Task 6, and Task 7.</p> <p>Additional costs of \$600 estimated to produce collateral and supportive materials that will support 4 workshops, including nametags, fact sheets, and flyers. Based on an average cost of approximately \$150 for all collateral per workshop.</p>
Biweekly conference call charges and support	\$750	Assumes biweekly conference calls for 24 months, internal consultant conference calls, plus additional coordination calls with Coastal Commission and stakeholders for a total of approximately 50 conference calls.
Quarterly GoTo webinars with Coastal Commission	\$350	Approximate cost of 4 GoTo Meeting webinars that the City and consultant team will facilitate with the Coastal Commission.
Material reproduction	\$300	Reproduction costs assume \$50 in production charges for each of the 6 public or final draft documents.

**ATTACHMENT G: TRAVEL ASSUMPTIONS**

<b>Cost</b>	<b>Rate Assumption</b>	<b>Total Cost</b>	<b>Assumptions</b>
Mileage costs for consultant travel	\$0.565/ mile for 8,849 miles total	\$5000	Assumes average mileage of approximately 884 miles round trip for consultant travel for 10 events that will require consultant travel (4 public workshops and 6 in person Community Advisory Committee meetings).
Hotel costs for consultant	\$150/night for 20 hotel nights	\$3,000	Assumes approximately 23 nights of hotel reservations for consultant team to support the 4 workshops and 6 in person Community Advisory Committee meetings.

**ATTACHMENT H: SUMMARY OF CONSULTANT LABOR RATES AND HOURS**

**RATES AND HOURS FOR PROJECT CONSULTANT**

<b>Staff Rate Assumptions</b>	<b>Hourly Rates</b>	<b>Total Project Hours</b>	<b>Total Labor Cost</b>
Project Director/Principal/Principal Engineer/Principal Biologist	\$175	94	\$16,450
Project Manager/Outreach Manager/Engineer	\$140	467	\$65,380
Senior Planner/Analyst/Engineer/Biologist	\$125	306	\$38,250
Associate Planner/Engineer/Biologist	\$95	274	\$26,030
Assistant Planner/Biologist/GIS Analyst/Technical Editor	\$85	328	\$27,880
Administrative Assistant/Technician	\$65	194	\$12,610
<b>Total</b>		<b>1,663</b>	<b>\$186,600</b>

**ATTACHMENT I:**  
**APPLICATION CHECKLIST**

A complete Grant Application Packet includes the following components. Please submit all documents in a single PDF file and the Project Description, Work Program, Budget, and Schedule as a Word document, as noted below. **It is very important to receive the PDF file and a Word document for efficiency in preparing grant agreement documents.** Thank you for your attention to these important components of the application.

- ☐ Signed Joint Grant Application Form (.pdf)
- ☐ Project Description (.doc)
- ☐ Work Program, Budget, and Schedule (.doc)
- ☐ Signed Resolution(s) (.pdf)
- ☐ Supplemental form(s)
- ☐ All documents combined into a single PDF file (.pdf)